

ORDINANCE NO. 99-08-CM
AN ORDINANCE AMENDING CHAPTERS 1, 2,3 and 4
OF ORDINANCE NO. 97-51-CM
BEING THE UNIFIED ZONING ORDINANCE
OF TIPPECANOE COUNTY.

Be it ordained by the County Commissioners of Tippecanoe County, Indiana, that Ordinance No. **97-51-CM**, being the Unified Zoning Ordinance of Tippecanoe County is hereby amended as follows:

Section 1: Change **1-10-2**, WORDS AND TERMS DEFINED, of **1-10**, DEFINITIONS, of **CHAPTER 1**, GENERAL PROVISIONS, by modifying the definition of **INTEGRATED CENTER** to read:

INTEGRATED CENTER. One or more *buildings* occupying a site under one ownership or management, containing a number of individual, unrelated and separately operated *uses* which share common site facilities and services such as driveway entrances and exits, *parking areas*, truck loading, maintenance, sewer and water utilities, and similar common facilities and services. At least 50% of the *gross leasable area* shall be occupied by uses falling under SIC Groups 52-59 (Retailing) plus SIC Groups 7832 and 7841 (Movie theaters, and Video tape rentals). A *building* on an outlot which is physically separated from the other *uses* in an **INTEGRATED CENTER** by curbs and/or landscaping, and which contains its full requirement of parking, but which shares driveway entrances and exits with other *uses*, is not part of that **INTEGRATED CENTER**. An *office building* is not an **INTEGRATED CENTER**, but could be part of one.

Section 2: Change **1-10-2**, WORDS AND TERMS DEFINED, of **1-10**, DEFINITIONS, of **CHAPTER 1**, GENERAL PROVISIONS, by adding the following term and its definition:

OFFICE BUILDING. A *building* in which at least 75% of *gross leasable area* is devoted to conducting the affairs of *primary uses* other than retailing, such as the offices of a *business*, a profession, a service, an industry, a finance, insurance or real estate establishment, or government.

Section 3: Change **1-10-2**, WORDS AND TERMS DEFINED, of **1-10**, DEFINITIONS, of **CHAPTER 1**, GENERAL PROVISIONS, by modifying the definition of **OUTDOOR ADVERTISING SIGN** to read:

OUTDOOR ADVERTISING SIGN. A *sign* which is a *primary use*, placed for the purpose of conveying information, knowledge or ideas to the public about a subject unrelated to the *lot* on which it is located.

Section 4: Change **2-1-7**, R1, **2-2-7**, R1A, **2-3-7**, R11B, **2-5-7**, R1Z, **2-6-7**, R2, **2-8-7**, R3, **2-10-8**, R3W, **2-11-8**, R4W, **2-23-7**, A, **2-24-8**, AA, **2-25-5**, AW, and **2-26-9**, FP, MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE, of **Chapter 2**, ZONE REGULATIONS, by deleting the headings *Primary use building:* and *Accessory use or building:*.

Section 5 Change **2-4-7**, R1U, **2-7-7**, R2U, and **2-9-8**, R3U, MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE, of **Chapter 2**, ZONE REGULATIONS, by deleting *Accessory use or building - 15*.

Section 6: Change **2-13-11**, MINIMUM OFF-STREET PARKING REQUIREMENTS, of **2-13**, NEIGHBORHOOD BUSINESS ZONES, NBU, of **Chapter 2**, ZONE REGULATIONS, to read:

MINIMUM OFF STREET PARKING REQUIREMENTS:

Residential use:

Single- and two-family. 2 spaces per *dwelling unit*

Multi-family (LAFAYETTE):

1.50 per *efficiency* and 1 *-BR* unit

1.75 per 2 *-BR* unit

2.00 per 3+ *BR* unit

Multi-family (W.LAF, TIPP.CO, DTN, BG, CH):

2 spaces per *dwelling unit* (except *university-proximate residences*: see 4-6-4)

Nonresidential use: See 3-2, 4-6-3 and 4-6-11-b

Section 7 Change **2-15-7**, MR, MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE, of **Chapter 2**, ZONE REGULATIONS, by deleting *Primary use building*: and *Accessory use or building: Residential use - 15* and *Nonresidential use: same as primary use building*.

Section 8: Change **2-15-11**, MINIMUM OFF-STREET PARKING REQUIREMENTS, of **2-15**, MEDICAL RELATED ZONES, MR, of **CHAPTER 2**, ZONE REGULATIONS to read:

MINIMUM OFF STREET PARKING REQUIREMENTS:

Residential use:

Single- and two-family. 2 spaces per *dwelling unit*

Multi-family (LAFAYETTE):

1.50 per *efficiency* and 1 *-BR* unit

1.75 per 2 *-BR* unit

2.00 per 3+ *BR* unit

Multi-family (W.LAF, TIPP.CO, DTN, BG, CH):

2 spaces per *dwelling unit*

Nonresidential use: See 3-2 and 4-6-3

Section 9: Change **3-2-9**, FINANCE, INSURANCE AND REAL ESTATE, and 3-2-10, SERVICES, of **3-2**, PERMITTED USE TABLE, of **CHAPTER 3**, PERMITTED USE TABLE, by:

1. adding **Offices not elsewhere classified** as the final permitted primary use in each subsection;
2. in each location, adding parking group **8 / c**, no special conditions, and **SIC Group ----** ; and
3. in each location, add a **P**, for permitted, in the following columns: NB, NBU, OR, GB, CB, CBW, HB, I1 and I2.

Section 10: Change **4-2-2**, SUMMARY OF STANDARD SETBACK REQUIREMENTS, of **4-2**, of STANDARD DIMENSIONAL REQUIREMENTS, of **Chapter 4**, ADDITIONAL USE RESTRICTIONS, by

1. modifying the column heading under ALONG STREET FRONTAGE to read **MINIMUM SETBACK¹ FOR PRIM. USE BLDG., ACC. USE OR BLDG.**;
2. eliminating the column heretofore under the ACC. USE, BLDG. heading;
3. revising the last line of the ABBREVIATIONS part of **4-2-2** to read: **ACC USE OR BLDG., AccUB = accessory use or building.**

Section 11: Change line 2 of **4-4-6-a**, of **4-4-6**, SETBACKS FOR ACCESSORY USES, of **Chapter 4**, ADDITIONAL USE RESTRICTIONS, by replacing the phrase *any residential use, regardless of zone*. with *any residential use, or any residential zone*.

Section 12: Change line 1 of **4-4-7-a** of **4-4-7**, VISION SETBACKS, of **Chapter 4**, ADDITIONAL USE RESTRICTIONS, by deleting the word **unsignalized**.

Section 13: Change **4-6-18**, OFF-STREET LOADING, of **Chapter 4**, ADDITIONAL USE RESTRICTIONS, by adding a new subsection, **4-6-18-j**, to read:

Except when located at a *loading berth*. semi-trailers shall not be parked at retail establishments in *commercial zones*, unless they are attached to semi-tractors.

Section 14: Change **4-8-4**, PERMITTED SIGNS BY TYPE AND ZONE, of **Chapter 4**, ADDITIONAL USE RESTRICTIONS, by replacing the letter **A** (allowed without sign permit), with the letter **P** (allowed with sign permit), in all 4 places where **A** now appears in the row permitting portable signs.

Section 15: Change **4-8-9**, EVENT ORIENTED SIGNS, of **Chapter 4**, ADDITIONAL USE RESTRICTIONS, by replacing it with the following:

These are *freestanding signs*, intended to commemorate a special event or sporting event, or to notify potential customers of a new business or sale. They are meant to be decorative and festive. Because they are not permanent in nature, but rather augment permanent *signage* on a *sign-lot*, they are subject only to the requirements of 4-8-4 above, and not 4-8-5 through 4-8-8. Thus they do not count against a *sign-lot's* permitted maximum *sign* area.

- (a) *Event oriented signs* shall be permitted only on the premises where the special event is happening.
- (b) These **signs**, where allowed in 4-8-4 above, shall not be placed on a premises in a *commercial* or *industrial zone*, nor at an institutional *use* (SIC 801-972) in a *residential* or *rural zone*, for more than 21 days within a 90 day period (Amend 5), no more than 4 times per year.
- (c) These *signs*, where allowed in 4-8-4 above, shall not be placed on a premises, other than an institutional *use*, in a *residential* or *rural zone*, for more than 3 days within a 90 day period, no more than 4 times per year.
- (d) These *signs*, where allowed in 4-8-4 above, shall not be located either within the *right-of-way* of any *public street*, or in the *vision triangle* formed by the intersection of *streets*, *alleys* or driveways.
- (e) *Event oriented signs* consist of the following:
 - (1) *portable signs*;
 - (2) *beacons*;
 - (3) *pennants*;
 - (4) strings of lights not permanently mounted to a rigid background;
 - (5) inflatable *signs* and tethered or portable balloons; and
 - (6) government authorized *banners* strung over public *rightsOf-Way*. (Amend 5)

Section 16: This ordinance shall be in full force and effect from and after the date of passage.

ADOPTED AND PASSED BY THE BOARD OF COMMISSIONERS OF TIPPECANOE COUNTY, INDIANA THIS DAY OF '19-

THE BOARD OF COMMISSIONERS OF THE COUNTY OF TIPPECANOE

Yes

John L. Knochel, President

Yes

Ruth E. Shedd, Vice President

Yes

Kathleen Hudson, Member

ATTEST:

Robert Plantenga, Auditor